

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION

INVESTIGATION REPORT

LOCATION OF PROBLEM 2714 1/2 Walnut St.

LOCALITY _____

DESCRIPTION OF PROBLEM Built rooms without
permits

REQUESTED BY _____ PHONE _____

ADDRESS _____

RECEIVED BY Helen Griffin DATE 8/10/93

REFERRED TO E. RODGERS DATE 8-11-93

REPORT OF INVESTIGATION GARAGE CONVERTED
TO LIVING QUARTERS WITHOUT
PERMIT STOP WORK NOTICE LEFT
ON JOB SITE -

INVESTIGATOR E. RODGERS TITLE SR. Bldg. Inspector DATE 8-11-93

COPY SENT TO REC. PLANNING TITLE _____ DATE 8/12/93

REPORT FURNISHED TO _____ TITLE _____ DATE _____



Los Angeles County
Department of Regional Planning

Director of Planning: James E. Hartl, AICP



April 20, 1995

Luz Nunez
2714 Walnut Street
Walnut Park, CA 90255

Inspection File No. EF911911

Dear Ms. Nunez:

In response to a recent complaint, an inspection has been made at 2714 Walnut Street, Walnut Park.

This inspection disclosed that you have exceeded the County allowance for garage/yard sales at this site. In addition to this violation, there also exists a garage converted into a dwelling unit; and rear/front patios constructed within the front and rear yard setback areas.

These are not permitted uses in zone R-1 and are in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.20.020, 22.20.065, 22.20.130, 22.52.1010 and 22.52.1180.

Please consider this an order to comply with the provisions of the Zoning Ordinance upon receipt of this letter.

Failure to comply as requested will cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012; Attention: Zoning Enforcement. To speak directly with the investigator, Alfredo Perez, please call before 10:00 a.m., Monday and Wednesday (213) 974-6453 or Tuesday and Thursday (213) 589-8043. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING

James E. Hartl, AICP
Director of Planning


John D. Calas, Section Head
Zoning Enforcement

JDC:AP:tma

JOB
ADDRESS

2714 1/2 WALNUT ST.

OWNER

STOP ALL WORK

You are in violation with the provisions of the County Ordinance as indicated below:

- ✓ Building Code
- Plumbing Code
- Mechanical Code
- ✓ Electrical Code
- Zoning Ordinances
- Grading Code

DESCRIPTION:

CARAGE CONVERTED
TO LIVING QUARTERS
PEOPLE LIVING
IN CARAGE.

✓ Submit plans for the work within 10 days to the office listed above and apply for a plan check for the required Permit.

✓ Obtain a Permit within 10 days for the work at the office listed above.

✓ A referral has been made to the Enforcement Section of the Department of Regional Planning. (217) 6-7946/411

8-11-93
DATE

INSPECTOR'S SIGNATURE
GERALD A. RODGERS

REQUEST FOR INVESTIGATION
TO THE DEPARTMENT OF REGIONAL PLANNING

Location 2414 OLIVE ST Date 8-12-93
2714 1/2 WALNUT ST 7515 WALNUT DR.

Complaint ALL OF THE ABOVE ADDRESSES
HAVE GARAGES THAT HAVE BEEN
CONVERTED TO LIVING QUARTERS
WITHOUT BLDG PERMITS OR AN
APPROVED PLOT PLAN.

Requested by COUNTY of LOS ANGELES, BUILDING & SAFETY (Complainant)

Address 7807 Compton Ave. Suite # 200 Phone (213) 586-6537
Los Angeles, Ca. 90001

Submitted by Sr. B.E.I. *A. Rodgers* Dept. Firestone Dist. Office

Address 7807 Compton Ave. Suite # 200 Phone (213) 586-6537
Los Angeles, Ca. 90001

AP:REQST